



Control Number: 51870



Item Number: 92

Addendum StartPage: 0

**DOCKET NO. 51870**

**APPLICATION OF FOREST GLEN  
UTILITY COMPANY TO AMEND ITS  
SEWER CERTIFICATE OF  
CONVENIENCE AND NECESSITY IN  
MEDINA COUNTY** §  
§  
§  
§  
§

**BEFORE THE** RECEIVED  
2021 MAY 10 PM 2:54  
**PUBLIC UTILITY COMMISSION**  
**OF TEXAS** FILED CLERK

**FOREST GLEN UTILITY COMPANY'S RESPONSE TO MOTIONS TO INTERVENE**

COMES NOW, Forest Glen Utility Company ("Applicant" or "Forest Glen") and submits this Response to the Motions to Intervene in the above-docketed proceeding. In support thereof, Forest Glen would show the following:

**I. BACKGROUND**

1. On March 4, 2021, Forest Glen filed an Application to amend sewer certificate of convenience and necessity ("CCN") No. 21070 in Medina County.
2. On March 5, 2021, the Administrative Law Judge ("ALJ") of the Public Utility Commission of Texas ("Commission") issued Order No. 1 requiring Commission Staff to file its recommendation on administrative completeness which it did on April 5, 2021.
3. Order No. 2 issued April 6, 2021, found the application to be administratively complete and directed Applicant to provide notice in accordance with Commission Staff's recommendation.
4. Applicant published notice on April 22 and 29, 2021 and mailed notice on April 15, 2021.
5. Forest Glen's Affidavit of Notice was filed on May 6, 2021.
6. From May 3 through May 10, 2021, approximately 81 individuals filed Motions to Intervene or general complaints.<sup>1</sup> Therefore this pleading is timely filed.

---

<sup>1</sup> See Attachment A, Intervenor Map and List showing location within Potranco Ranch Subdivision.

## **II. LEGAL AUTHORITY**

Title 16 Texas Administrative Code (“TAC”) § 24.235 establishes the notice requirements for new and amended CCNs.

(b) After reviewing and, if necessary, modifying the proposed notice, the commission will provide the notice to the applicant for publication and/or mailing.

(1) For applications for a new CCN or a CCN amendment, the applicant shall mail the notice to the

following:

(A) cities, districts, and neighboring retail public utilities providing the same utility service

whose corporate boundaries or certificated service area are located within two miles from

the outer boundary of the requested area.

(B) the county judge of each county that is wholly or partially included in the requested area; and

(C) each groundwater conservation district that is wholly or partially included in the requested area.

(2) Except as otherwise provided by this subsection, in addition to the notice required by subsection (a) of this section, the applicant shall mail notice to each owner of a tract of land that is at least 25 acres and is wholly or partially included in the requested area. Notice required under this subsection must be mailed by first class mail to the owner of the tract of land according to the most current tax appraisal rolls of the applicable central appraisal district at the time the commission received the application for the CCN. Good faith efforts to comply with the requirements of this subsection shall be considered adequate mailed notice to landowners. Notice under this subsection is not required for a matter filed with the commission under:

(A) TWC §13.248 or §13.255; or

(B) TWC Chapter 65.

(3) Utilities that are required to possess a CCN but that are currently providing service without a CCN must provide individual mailed notice to all current customers. The notice must contain the current rates, the effective date of the current rates, and any other information required in the application or notice form or by the commission.<sup>2</sup>

---

<sup>2</sup> 16 TAC § 24.235(b).

The criteria for granting and amending CCNs states:

(e) In considering whether to grant or amend a CCN, the commission will also consider:

- (1) the adequacy of service currently provided to the requested area;
- (2) the need for additional service in the requested area, including, but not limited to:
  - (A) **whether any landowners, prospective landowners, tenants, or residents have requested service;**
  - (B) economic needs;
  - (C) environmental needs;
  - (D) written application or requests for service; or
  - (E) reports or market studies demonstrating existing or anticipated growth in the area;
- (3) the effect of granting or amending a CCN on the CCN recipient, **on any landowner in the requested area**, and on any retail public utility that provides the same service and that is already serving any area within two miles of the boundary of the requested area. These effects include but are not limited to regionalization, compliance, and economic effects;
- (4) the ability of the applicant to provide adequate service, including meeting the standards of the TCEQ and the commission, taking into consideration the current and projected density and land use of the requested area;
- (5) the feasibility of obtaining service from an adjacent retail public utility;
- (6) the financial ability of the applicant to pay for the facilities necessary to provide continuous and adequate service and the financial stability of the applicant, including, if applicable, the adequacy of the applicant's debt-equity ratio;
- (7) environmental integrity;
- (8) the probable improvement in service or lowering of cost to consumers in that area resulting from the granting of the new CCN or a CCN amendment; and
- (9) the effect on the land to be included in the requested area.<sup>3</sup>

---

<sup>3</sup> 16 TAC § 24.227(e)(emphasis added).

Section 24.3(2) defines an affected person to be, “[a]ny landowner **within an area for which a certificate of public convenience and necessity is filed**, any retail public utility affected by any action of the regulatory authority, any person or corporation whose utility service or rates are affected by any proceeding before the regulatory authority, or any person or corporation that is a competitor of a retail public utility with respect to any service performed by the retail public utility or that desires to enter into competition.”<sup>4</sup>

And, 16 TAC § 22.103(b) further sets out the standard for intervention:

(b) Standing to intervene. Persons desiring to intervene must file a motion to intervene and be recognized as a party under §22.104 of this title (relating to Motions to Intervene) in order to participate as a party in a proceeding. Any association or organized group must include in its motion to intervene a list of the members of the association or group that are persons other than individuals that will be represented by the association or organized group in the proceedings. The group or association shall supplement the list of members represented in the motion at any time a member is added or deleted from the list of members represented. A person has standing to intervene if that person:

- (1) has a right to participate which is expressly conferred by statute, commission rule or order or other law; or
- (2) has or represents persons with a justiciable interest which may be adversely affected by the outcome of the proceeding.<sup>5</sup>

### III. ARGUMENT

Forest Glen was granted its original sewer CCN in 2012 covering approximately 320 acres in the then-newly developed Potranco Ranch Subdivision. Forest Glen’s CCN was amended in 2018 to serve an additional 84.62 acres as the residential subdivision grew in rural Medina County. The pending application for amendment now seeks authority to include an additional undeveloped 185 acres in an area to be developed sometime in the future and known as Potranco Oaks and Potranco Gardens adjacent to the existing Potranco Ranch Subdivision. As Attachment 9 to the Application clearly shows, the undeveloped property to be included in the new CCN area is currently owned by only one landowner, HK Development and not by any of the individuals who

---

<sup>4</sup> 16 TAC § 24.3(2)(emphasis added).

<sup>5</sup> 16 TAC § 22.103(b).

have attempted to intervene (or complained) in this case.<sup>6</sup> Forest Glen provides continuous and adequate wastewater and reclaimed water service to 447 existing customers.

As of this filing, 81 individuals (“Intervenors”) have filed requests to intervene or complaints in this docket.<sup>7</sup> These individuals and the locations of their homes are reflected in the Attachment A list and map, which is based on the landowner list Forest Glen filed in accordance with Order No. 2 on May 6, 2021. The Attachment A map clearly shows that all the intervenors currently reside within the existing CCN area and not in the 185 acres owned by HK Development that Forest Glen is requesting to add to its CCN area.<sup>8</sup> Attachment 11 to the Application, the Preliminary Engineering Report’s Master Development Plan, shows that these requestors reside outside the proposed area to be added to the existing CCN.<sup>9</sup> Since **none** of the intervenors live in the new CCN area, none are affected persons who have standing to participate in this amendment proceeding.

Section 24.3(2) clearly states that an affected person is any landowner *within* an area for which a certificate of public convenience and necessity is filed.<sup>10</sup> However, the existing customers who are Intervenors in this case live *outside* of the proposed CCN area and within the original CCN area, Potranco Ranch Subdivision. Furthermore and logic aside, even if the Intervenors did live within the new undeveloped area that is not yet built out, each intervenor has failed to demonstrate that the CCN amendment would affect him or her in a manner that is not common to

---

<sup>6</sup> See Attachment B, Attachment 9 to the Application to Amend Sewer CCN, Non-standard Service Application, FGU000013-000015.

<sup>7</sup> Some of the requestors are married couples or reside at the same location but filed their own individual requests. These duplicates are reflected by only one “dot” per residence on the Attachment A map. Accounting for these 6 duplicates then, only 75 filings were submitted. Of those 75 filings, 3 individuals did not actually request intervention or a hearing but made only general complaints or posed questions which should not be interpreted as requests for intervention. Additionally, one of the 3 individuals who did not expressly request intervention, Ms. Wurzbach, is not a Forest Glen customer and according to Medina County Appraisal District records owns property in or near Del Rio. This means a total of 72 requests for intervention were filed as of the time of this Response. As explained herein, 100% of those 72 requests are from existing customers living within the Potranco Ranch Subdivision but outside the new CCN area.

<sup>8</sup> As noted above, Ms. Wurzbach is not a Forest Glen customer and does not reside within Potranco Ranch Subdivision.

<sup>9</sup> See Attachment C, Attachment 11 to the Application to Amend Sewer CCN, Preliminary Engineering Report, Master Development Plan, FGU000025.

<sup>10</sup> 16 TAC § 24.3(2)(emphasis added).



members of the general public.<sup>11</sup> Any justiciable interest these proposed Intervenor may claim must stem from a legal right, duty, privilege, power, or economic interest affected by the outcome of this hearing that relates to the new area to be added to the CCN.<sup>12</sup> Furthermore, to have standing, each Intervenor must demonstrate he or she will be adversely affected by the outcome of this proceeding.<sup>13</sup> The problem for these proposed Intervenor, however, is that they will not be affected by the new undeveloped 185 acres since they do not live or own property there. Moreover, some of the claims appear to be operation complaints about the Wastewater Treatment Plant (“WWTP”), which are not germane to this proceeding and not within the jurisdiction of the Commission. Legislation grants the TCEQ with exclusive authority over WWTP operations and the associated discharge permits.

Although the Commission Staff recommended that Applicant provide notice to “all landowners,” Commission rules do not require such notice.<sup>14</sup> Section 24.235 does not require notice to all landowners, let alone current customers. . . just owners of tracts of land that are at least 25 acres and wholly or partially included in the requested area.<sup>15</sup> Under Commission rules and authorizing statutory authority, current customers would be afforded notice under the rule only if the utility was already providing service without the required CCN, which is not the case here. Thus, while Commission staff forced Forest Glen to provide mailed notice to its existing customers, this notice was over and beyond what it was required to do. Providing courtesy notice to current Forest Glen customers in no way confers standing on these proposed Intervenor who otherwise lack any regulatory or statutory authority to intervene.

---

<sup>11</sup> Prior to September 1, 2014, when the Legislature transferred subject matter jurisdiction over CCNs from the Texas Commission on Environmental Quality (“TCEQ”) to the Commission (*see* Act of May 25, 2013, 83<sup>rd</sup> Leg., R.S., ch 171 (S.B. 567), § 13, eff. Sept. 1, 2013), the Motions to Intervene would have been analyzed under Texas Water Code (“TWC”) § 5.115 and the TCEQ affected persons rules promulgated thereunder, 30 TAC 55.3 *et seq.*

<sup>12</sup> TWC § 5.115(a). Note that the Commission’s § 22.103(b)(2) justiciable interest (and “old” TCEQ affected person) intervention standard is slightly different than the definition of “affected person” at 16 TAC § 24.3(2) and TWC § 13.002(1).

<sup>13</sup> 16 TAC § 22.103(b)(2).

<sup>14</sup> *See* Commission Staff’s Recommendation on Administrative Completeness of the Application, Proposed Notice, and Proposed Procedural Schedule at 1; Note, while the pleading recommends notice to “all landowners,” Staff’s memo only recommends notice to “any affected customers, and other affected parties *in the requested area.*” (emphasis added).

<sup>15</sup> 16 TAC § 24.235(b)(2).

As the Commissioners stated during their May 6, 2021 Open Meeting, “rules are rules.” Rules are in place for a reason. Under Commission rules and under provisions of the Texas Water Code, these proposed Intervenors lack standing and a justiciable interest to intervene in this CCN amendment because these existing customers are not affected persons under the law.

**IV. CONCLUSION**

WHEREFORE, PREMISES CONSIDERED, Forest Glen Utility Company respectfully prays that the Commission ALJ deny all Motions to Intervene and other complaints.

Respectfully submitted,

Randall B. Wilburn  
State Bar No. 24033342  
Helen S. Gilbert  
State Bar No. 00786263  
BARTON BENSON JONES PLLC  
7000 N. MoPac Expwy, Suite 200  
Austin, Texas 78731  
Telephone: (210) 640-9174  
Telecopier: (210) 600-9796

By: Helen S. Gilbert


Helen S. Gilbert

**ATTORNEYS FOR FOREST GLEN  
UTILITY COMPANY**



**CERTIFICATE OF SERVICE**

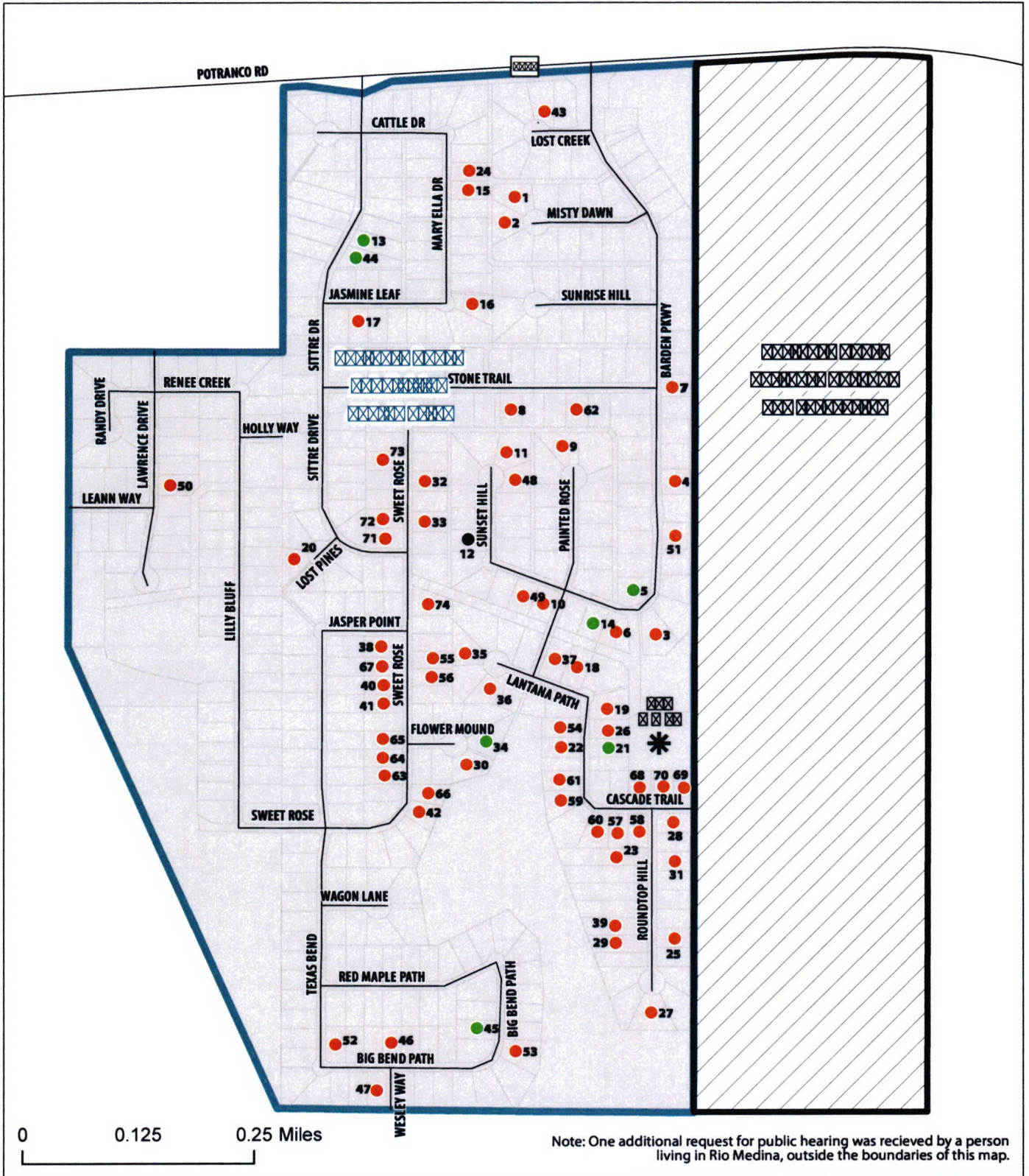
I hereby certify that I have or will serve a true and correct copy of the foregoing document via hand delivery, facsimile, electronic mail, overnight mail, U.S. mail, or Certified Mail Return Receipt Requested on all parties on the 10<sup>th</sup> of May 2021.



---

Helen S. Gilbert

# DOCKET NO. 51870 - ATTACHMENT A



## ComplaintDescription

- Intervention Request
- Req for intervention/odor
- Other Complaint

- ▭ Potranco Ranch Subdivision (Original CCN Boundary)
- ▭ Potranco Oaks/Potranco Gardens (Proposed Expansion Area)
- ▭ Parcel Boundaries
- ★ Forest Glen Utility Wastewater Treatment Plant



# DOCKET NO. 51870 - ATTACHMENT A

FGU Customers Requesting Intervention

As of: 5/10/2021

Duplicate

Did not req intervention

Ref #	Request to Intervene	Complaint Description	Name	Service Address Street	Service Address City	State	Mail Zip code	Reference on ATT.11 Master Dev Plan Lot #
1	<a href="#">5/5/2021</a>	Intervention Request	MICHAEL/JENNIFER MILLS	192 MISTY DAWN	CASTROVILLE	TX	78009	
2	<a href="#">5/6/2021</a>	Intervention Request	CECIL/VANESSA PERKINS	196 MISTY DAWN	CASTROVILLE	TX	78009	
3	<a href="#">5/5/2021</a>	Intervention Request	ALBERTO/YVONNE NIETO	397 BARDEN PARKWAY	CASTROVILLE	TX	78009	
4	<a href="#">5/5/2021</a>	Intervention Request	FABIAN/YESENIA PEREZ	341 BARDEN PARKWAY	CASTROVILLE	TX	78009	17
5	<a href="#">5/5/2021</a>	Req for intervention/odor	JENNIFER RABIDOUX	394 BARDEN PARKWAY	CASTROVILLE	TX	78009	
6	<a href="#">5/5/2021</a>	Intervention Request	JOHN/KATHLEEN MILLER	431 BARDEN PARKWAY	CASTROVILLE	TX	78009	
7	<a href="#">5/5/2021</a>	Intervention Request	TERRY/SHARON RASH	301 BARDEN PARKWAY	CASTROVILLE	TX	78009	13
8	<a href="#">5/6/2021</a>	Intervention Request	ERIK GARZA	225 STONE TRAIL	CASTROVILLE	TX	78009	
9	<a href="#">5/5/2021</a>	Intervention Request	THOMAS/MELISSA SCOTT	271 PAINTED ROSE	CASTROVILLE	TX	78009	
10	<a href="#">5/5/2021</a>	Intervention Request	LARRY GALYARDT (ANN WESTMAN IS CUSTOMER)	519 BARDEN PARKWAY	CASTROVILLE	TX	78009	
11	<a href="#">5/5/2021</a>	Intervention Request	FRANCISCO/ANNA SANDOVAL	252 SUNSET HILL	CASTROVILLE	TX	78009	
12	<a href="#">5/6/2021</a>	Other Complaint	MICHAEL/JULIE HERR	213 SUNSET HILL	CASTROVILLE	TX	78009	
13	<a href="#">5/5/2021</a>	Req for intervention/odor	DAVID/JOSEFA SLETTEN	275 SITTRE DRIVE	CASTROVILLE	TX	78009	
14	<a href="#">5/5/2021</a>	Other - Odor and Noise	MARY MOORE/JANE HONERMANN	453 BARDEN PARKWAY	CASTROVILLE	TX	78009	
15	<a href="#">5/5/2021</a>	Intervention Request	JESUS/SANDRA GONZALEZ	165 MARY ELLA DR	CASTROVILLE	TX	78009	
16	<a href="#">5/5/2021</a>	Intervention Request	JUAN OR MARGARET REYES	295 MARY ELLA DR	CASTROVILLE	TX	78009	
17	<a href="#">5/5/2021</a>	Intervention Request	LARRY OR ROBBIE TERRY	136 JASMINE LEAF	CASTROVILLE	TX	78009	
18	<a href="#">5/5/2021</a>	Intervention Request	JOSEPH/ANNA JUAREZ	116 LANTANA PATH	CASTROVILLE	TX	78009	
19	<a href="#">5/5/2021</a>	Intervention Request	CARLOS OR THERESA GAITAN	113 CASCADE TRAIL	CASTROVILLE	TX	78009	
20	<a href="#">5/5/2021</a>	Intervention Request	KEMPIS & HOPE MCCALL	134 LOST PINES	CASTROVILLE	TX	78009	
21	<a href="#">5/6/2021</a>	Req for intervention/odor	RAY OR IMELDA GARCIA	159 CASCADE TRAIL	CASTROVILLE	TX	78009	
22	<a href="#">5/5/2021</a>	Intervention Request	CHRISTOPHER/MELISSA RAY	156 CASCADE TRAIL	CASTROVILLE	TX	78009	
23	<a href="#">5/5/2021</a>	Intervention Request	ALLEN OR ADRIENNE MIMMS	150 ROUNDTOP HILL	CASTROVILLE	TX	78009	
24	<a href="#">5/5/2021</a>	Intervention Request	JUSTIN OR ERIN RUPERT	145 MARY ELLA DR	CASTROVILLE	TX	78009	
25	<a href="#">5/5/2021</a>	Intervention Request	WILLIS / JOAN RAWLS	239 ROUNDTOP HILL	CASTROVILLE	TX	78009	32
26	<a href="#">5/5/2021</a>	Intervention Request	THOMAS/LEONILA DAVIS	139 CASCADE TRAIL	CASTROVILLE	TX	78009	
27	<a href="#">5/5/2021</a>	Intervention Request	DARLA PARSON / ANNETTE MOORE	298 ROUNDTOP HILL	CASTROVILLE	TX	78009	
28	<a href="#">5/5/2021</a>	Intervention Request	DAVID OR MAXINE WARE	117 ROUNDTOP HILL	CASTROVILLE	TX	78009	26
29	<a href="#">5/5/2021</a>	Intervention Request	MICHAEL/JENNI DOMBROWSKI	244 ROUNDTOP HILL	CASTROVILLE	TX	78009	
30	<a href="#">5/5/2021</a>	Intervention Request	DERRICK/KWAJALEIN THOMAS	158 FLOWER MOUND	CASTROVILLE	TX	78009	
31	<a href="#">5/5/2021</a>	Intervention Request	RONALD/LYNN BARRON	157 ROUNDTOP HILL	CASTROVILLE	TX	78009	28
32	<a href="#">5/5/2021</a>	Intervention Request	ERIC OR CONNIE LINDBECK	203 SWEET ROSE	CASTROVILLE	TX	78009	
33	<a href="#">5/5/2021</a>	Intervention Request	JOHNNY OR SYNTYA URIEGAS	245 SWEET ROSE	CASTROVILLE	TX	78009	
34	<a href="#">5/5/2021</a>	Req for intervention/odor	ARTURO/NANCY VARGAS	164 FLOWER MOUND	CASTROVILLE	TX	78009	
35	<a href="#">5/5/2021</a>	Intervention Request	CATHERINE LYNN MONKMAN	198 LANTANA PATH	CASTROVILLE	TX	78009	
36	<a href="#">5/5/2021</a>	Intervention Request	ROBERTO/BRENDA ARTEAGA	183 LANTANA PATH	CASTROVILLE	TX	78009	
37	<a href="#">5/5/2021</a>	Intervention Request	DAVID & XIAOYA YANEZ *PUCT IDENTIFIED AS XINYA SUN YUIZ	136 LANTANA PATH	CASTROVILLE	TX	78009	
38	<a href="#">5/5/2021</a>	Intervention Request	CALVIN/ELIZABETH OWENS	380 SWEET ROSE	CASTROVILLE	TX	78009	
39	<a href="#">5/5/2021</a>	Intervention Request	CHARLES/CHUCK BREADMORE	226 ROUNDTOP HILL	CASTROVILLE	TX	78009	
40	<a href="#">5/6/2021</a>	Intervention Request	RAFAEL/RHONDA GONZALEZ	422 SWEET ROSE	CASTROVILLE	TX	78009	
41	<a href="#">5/5/2021</a>	Intervention Request	ISAAC/VIOLA GUTIERREZ	442 SWEET ROSE	CASTROVILLE	TX	78009	
42	<a href="#">5/5/2021</a>	Intervention Request	ROBERT OR HEATHER MOORE	557 SWEET ROSE	CASTROVILLE	TX	78009	
43	<a href="#">5/5/2021</a>	Intervention Request	JUNE SHILES	168 LOST CREEK	CASTROVILLE	TX	78009	
44	<a href="#">5/5/2021</a>	Req for intervention/odor	JAIME/JEANETTE MARTINEZ	297 SITTRE DRIVE	CASTROVILLE	TX	78009	
45	<a href="#">5/3/2021</a>	Req for intervention/odor	CHRISTOPHER/CHRISTINA PINEDO	164 BIG BEND	CASTROVILLE	TX	78009	
46	<a href="#">5/5/2021</a>	Intervention Request	ERIC / CAROLINE BELMAR	300 BIG BEND	CASTROVILLE	TX	78009	
47	<a href="#">5/5/2021</a>	Intervention Request	THIAGO/JANAE SERGIO	321 BIG BEND	CASTROVILLE	TX	78009	
48	<a href="#">5/5/2021</a>	Intervention Request	JUAN/MISTY RIOS	242 SUNSET HILL	CASTROVILLE	TX	78009	
49	<a href="#">5/5/2021</a>	Intervention Request	LUIS FELIPE NETO	545 BARDEN PARKWAY	CASTROVILLE	TX	78009	
50	<a href="#">5/5/2021</a>	Intervention Request	BRENDAN/BRENDA KUEHL	181 LAWRENCE DRIVE	CASTROVILLE	TX	78009	

## DOCKET NO. 51870 - ATTACHMENT A

51	<u>5/6/2021</u>	Intervention Request	ANGELA HAYNES	365 BARDEN PARKWAY	CASTROVILLE	TX	78009	19
52	<u>5/5/2021</u>	Intervention Request	ERIC/SHUANG WINEMAN	380 BIG BEND	CASTROVILLE	TX	78006	
53	<u>5/7/2021</u>	Intervention Request	JUAN OR MARY RAMIREZ	183 BIG BEND	CASTROVILLE	TX	78009	
54	<u>5/7/2021</u>	Intervention Request	FREDRICK&CAROLINE NEWELL	134 CASCADE TRAIL	CASTROVILLE	TX	78009	
55	<u>5/10/2021</u>	Intervention Request	JEFF/MELISSA DERRYBERRY	397 SWEET ROSE	CASTROVILLE	TX	78009	
56	<u>5/10/2021</u>	Intervention Request	WILLIAM/JILL KEMBLE III	415 SWEET ROSE	CASTROVILLE	TX	78009	
57	<u>5/10/2021</u>	Intervention Request	BENJAMIN/CAROL SCOTT	258 CASCADE TRAIL	CASTROVILLE	TX	78009	
58	<u>5/10/2021</u>	Intervention Request	FRANKLIN & MARIA SINCHE	282 CASCADE TRAIL	CASTROVILLE	TX	78009	
59	<u>5/10/2021</u>	Intervention Request	CALVIN OR FELECIA HOWELL	216 CASCADE TRAIL	CASTROVILLE	TX	78009	
60	<u>5/10/2021</u>	Intervention Request	GLENN OR BARBARA GASPARD	240 CASCADE TRAIL	CASTROVILLE	TX	78009	
61	<u>5/10/2021</u>	Intervention Request	TRACEY/CHRISTINA LEWIS	196 CASCADE TRAIL	CASTROVILLE	TX	78009	
62	<u>5/10/2021</u>	Intervention Request	GARRY/MARIANNE KOSTEL	167 STONE TRAIL	CASTROVILLE	TX	78009	
63	<u>5/10/2021</u>	Intervention Request	DANIEL/PATRICIA FARIAS	520 SWEET ROSE	CASTROVILLE	TX	78009	
64	<u>5/10/2021</u>	Intervention Request	RONGI OR DORCIA LANGHAM	502 SWEET ROSE	CASTROVILLE	TX	78009	
65	<u>5/10/2021</u>	Intervention Request	GARCIA /SHAMELLE TARVER *PUCT IDENTIFIED AS G TERREN III	482 SWEET ROSE	CASTROVILLE	TX	78009	
66	<u>5/10/2021</u>	Intervention Request	ROBERT GRAHAM	541 SWEET ROSE	CASTROVILLE	TX	78009	
67	<u>5/10/2021</u>	Intervention Request	NACHA CORBETT	402 SWEET ROSE	CASTROVILLE	TX	78009	
68	<u>5/10/2021</u>	Intervention Request	MICHAEL OR MARIA PORTER	287 CASCADE TRAIL	CASTROVILLE	TX	78009	
69	<u>5/10/2021</u>	Intervention Request	JAMES BUCKINGHAM	333 CASCADE TRAIL	CASTROVILLE	TX	78009	25
70	<u>5/10/2021</u>	Intervention Request	TAURENCE GUY (CASSANDRA HOPKINS CUSTOMER)	313 CASCADE TRAIL	CASTROVILLE	TX	78009	
71	<u>5/10/2021</u>	Intervention Request	MICHAEL/MORENA NORIEGA	260 SWEET ROSE	CASTROVILLE	TX	78009	
72	<u>5/10/2021</u>	Intervention Request	CLARENCE/CHARTAI MCQUEEN	240 SWEET ROSE	CASTROVILLE	TX	78009	
73	<u>5/10/2021</u>	Intervention Request	ALLEN OR DEBRA ABREGO	176 SWEET ROSE	CASTROVILLE	TX	78009	
74	<u>5/10/2021</u>	Intervention Request	JOHN OR TERESA LOVERING	333 SWEET ROSE	CASTROVILLE	TX	78009	
			<b>NON CUSTOMER</b>					
75	5/4/2021	Gen Questions / No Req	CHERYL WURZBACH					

**DOCKET NO. 51870 - ATTACHMENT B**

**FOREST GLEN UTILITY COMPANY - APPLICATION FOR CCN AMENDMENT  
ATTACHMENT 9**



**DOCKET NO. 51870 - ATTACHMENT B**

From:

Harry Hausman

15720 Bandera Rd. #103

Helotes TX. 78023

To:

Steven Greenberg

Forest Glen Utility

1918 Summerwood

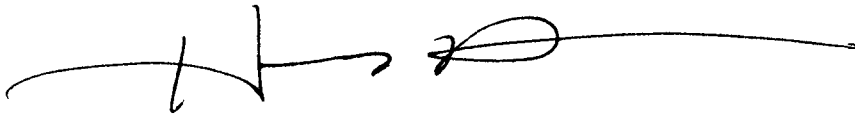
San Antonio, TX 78232

Re: Request for Non-Standard Service for +/- 185 acres on Potranco Road known as Potranco Oaks

Dear Mr. Greenberg,

Attached please find our non-standard service application requesting wastewater treatment service be established to fulfill the needs of the new planned development described in the application.

Sincerely,

A handwritten signature in black ink, appearing to be 'Harry Hausman', with a long horizontal flourish extending to the right.

Harry Hausman

**DOCKET NO. 51870 - ATTACHMENT B**

Forest Glen Utility  
1918 Summerwood Dr  
San Antonio, Texas 78232  
Tel: 210-968-0776

**NON-STANDARD SERVICE APPLICATION**

Select One:

\_\_\_\_\_Applying for development of new regulated utility retail service

XApplying for service extension

Name of Development: Potranco Oaks / Gardens

Maximum Number of Lots: 388 SFR Total Acreage: 185

Name of Applicant: Hausman Holdings

Name & Title of Person Completing Application: \_\_\_\_\_

Mailing Address: 15720 Bandera Rd #103, Helotes TX 78023

Phone: 210.695.6580

E-mail: marymhoyt@gmail.com

Name of Property Owner: HK Development

Mailing Address: 15720 Bandera Rd #103, Helotes TX 78023

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Responsible Engineer: Paul Landa Firm: MTR Engineers

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Property description: (State legal description or attach copy of deed)

185 acres near the intersection of Potranco Rd and Barden Parkway

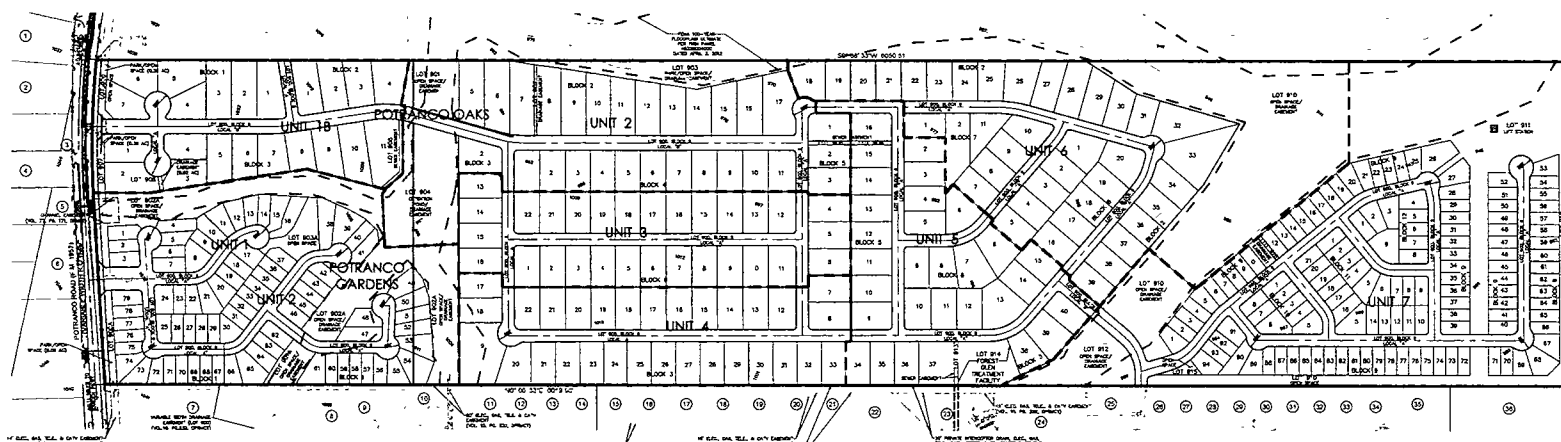
Describe all intended land uses in the Development: (Attach additional sheets if necessary)

☒ Residential Subdivision ☐ Apartments ☐ Manufactured Home ☐ RV Park

☐ Commercial or other:

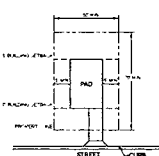
[illegible]

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
1	2	3	4	5	6	7

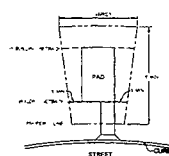


- 1) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 2) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 3) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 4) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 5) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 6) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 7) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 8) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 9) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 10) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 11) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 12) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 13) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 14) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 15) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 16) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 17) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE
- 18) **FAVOR 1-20** (100%)  
 100% FAVORABLE  
 100% FAVORABLE  
 100% FAVORABLE

- [illegible]

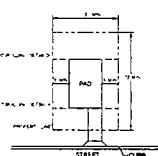


TYPICAL RESIDENTIAL LO  
POTRANCO GARDENS



N. BOEHLER, C. JONES, AND P. HUBBARD, DEPARTMENT OF CHEMISTRY,  
UNIVERSITY OF CALIFORNIA, SAN DIEGO, CALIF.

POTRA



TYPICAL RESIDENTIAL LO

POTRANCO GARDENS	
TOTAL R.O. ■ DEDICATION:	3.81 Ac.
PRIVATE STREETS	3.08 Ac.
GREENBELTS/ PARKS (OPEN SPACE)	0.266 Ac.
DRAIN & SEWER EMBLTS. (OPEN SPACE)	0.06 Ac.

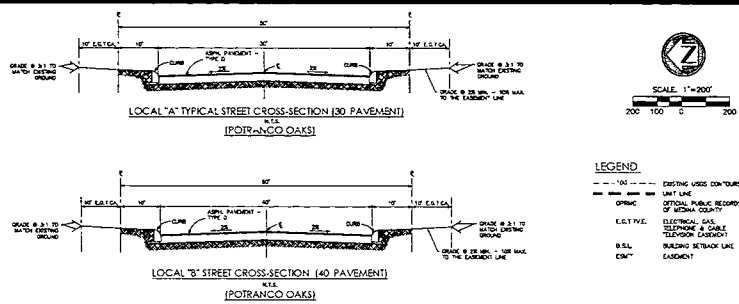
  

POTRANCO OAKS	
TOTAL R.O. ■ DEDICATION:	2.51 Ac.
PRIVATE STREETS	20.06 Ac.
GREENBELTS/ PARKS (OPEN SPACE)	0.34 Ac.
DRAIN & SEWER EMBLTS. (OPEN SPACE)	37.23 Ac.

UNIT	AREA (AC)	LAND USE	DWELLING UNITS	PARKING/OPEN SPACE (AC)	FLOODPLAIN (AC)	DENSITY (LOTS/ACRE)	ESTIMATED DEVELOPMENT DATE
1	12.002	SR-RESIDENTIAL	42	2.646	2.380	2.43	TBD
2	14.416	SR-RESIDENTIAL	37	5.680	4.946	2.56	TBD
TOTAL	26.48		79	8.326	7.326	3.02	

POTRANCO OAKS	
TOTAL ROW DEDICATION:	2.51 AC.
PRIVATE STREETS:	20.96 AC.
GREENBELTS/ PARKS (OPEN SPACE):	0.34 AC.
DRAIN & SEWER EXMTS. (OPEN SPACE):	32.23 AC.

OVERALL LAND USE TABLE POTRANCIO DAKS							
UNIT	AREA (AC)	LAND USE	DWELLING LOTS	PARKS/GOLF (SPACE IN AC)	FLOODPLAIN (AC)	DENSITY (LOTS/ACRE)	ESTIMATED DEVELOPMENT DATE
15	14 857	SP-RESIDENTIAL	22	3.18	0.21	1.48	TBD
2	23 173	SP-RESIDENTIAL	28	2.86	5.97	1.21	TBD
3	14 337	SP-RESIDENTIAL	29	0	0	2.02	TBD
4	15 329	SP-RESIDENTIAL	30	0	0	1.90	TBD
5	17 478	SP-RESIDENTIAL	30	1.03	0.00	1.71	TBD
6	31 394	SP-RESIDENTIAL	39	0	11.18	1.34	TBD
7	41 942	SP-RESIDENTIAL	131	3.96	11.67	2.12	TBD
TOTAL	158 520		309	11.05	29.03	1.86	



**SUBMITTED BY**  
MOY TARN RAMIREZ ENGINEERS, LLC  
12770 OLMARRON PATH, SUITE 100  
SAN ANTONIO TEXAS 78249  
TEL. (210) 698-5051  
FAX. (210) 698-5055

**OWNERS/DEVELOPERS**  
HK REAL ESTATE DEVELOPMENT  
CONTACT PERSON: KARRY HAU  
15720 SANDRA ROAD SUITE #02  
MELROSE, TEXAS 78103  
TEL: (214) 854-1372

**DRAINAGE NOTE**

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 36-0115 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

HK REAL ESTATE

## POTRANCO OAKS

BEING A 185,000 ACRE TRACT OF LAND OUT OF THE JOHN GARNER SURVEY IN  
87 ABSTRACT NO. 1432, THE WILLIAM B. RHODE SURVEY NO. 98, ABSTRACT NO.  
1527 AND THE GARBER, ARCELA SURVEY NO. 36, ABSTRACT NO. 5, SITUATED  
MEDINA COUNTY TEXAS, AND BEING OUT OF THE REMAINING PORTION OF A CALLED  
7226.7288 ACRE TRACT OF LAND, AS CONVEYED TO RUTH STUBBLE, AND RECORDED  
IN VOLUME 63, PAGES 375-385, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA  
COUNTY TEXAS, AND SAID 185,000 ACRE TRACT OF LAND BEING MORE  
PARTICULARLY DESCRIBED BY METES AND BOUNDARIES AS FOLLOWS: NOTE (BASIS OF  
BEARING IS TEXAS SOUTH CENTRAL ZONE 4204, NAD83.)

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THE MASTER DEVELOPMENT PLAN OF POTRANCO RANCH SUBDIVISION HAS BEEN  
SUBMITTED AND REVIEWED BY THE COMMISSIONERS COURT OF MEDINA COUNTY  
TEXAS, AND HAS BEEN SO ACCEPTED BY THE COMMISSIONERS COURT ON EACH OF  
OF APPROVAL OF PLATTED UNITS, BEGINNING AS EARLY AS MAY 16, 2012

ACKNOWLEDGED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

DATE OF AMENDMENT  
DECEMBER 7, 2020  
388 TOTAL LOTS  
TOTAL ACREAGE. 185.00 Ac